

REPORT N^o 70010036

ROEHAMPTON SUPPLEMENTARY PLANNING DOCUMENT

SUSTAINABILITY APPRAISAL

APRIL 2015

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SUSTAINABILITY APPRAISAL

Wandsworth Borough Council

FINAL

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1

NON-TECHNICAL SUMMARY

1.1 WHAT IS SUSTAINABILITY APPRAISAL?

Government legislation requires the Council to carry out a sustainability appraisal (SA) of all the documents which together make up the Local Plan. The main role of the SA is to ensure that the planning policies being developed by the Council achieve the optimal balance of positive social, environmental and economic outcomes for Wandsworth.

Sustainability appraisal is not a precise science. It involves a balance of value judgements about how the environment we live in should look and function. While some people may place a high value on the quality of the natural environment, others may strive for a healthy economy or a strong sense of community. It is the Council's task to find a balance between these sometimes conflicting goals.

In addition to the Government's requirement for sustainability appraisal, the Council is required under European Directive to undertake a Strategic Environmental Assessment (SEA) of new plans. Government guidance considers it appropriate to combine both assessments through a single approach. The Council's report therefore integrates both SA and SEA and is referred to by the single term 'sustainability appraisal'.

1.2 THE ROEHAMPTON SPD

In 2013, Wandsworth Borough Council commissioned consultants GVA and SEW to develop a vision and masterplan to guide the transformation of Roehampton. The masterplan was completed in 2014. The masterplan reflects the aspirations of the Council as landowners and Local Planning Authority following consultation with residents and stakeholder groups. The suite of masterplan reports provide evidence that underpins the SPD, which translates the masterplan into planning policy guidance.

The purpose of the SPD is to support the Council's regeneration programme for Roehampton by providing greater planning certainty to prospective developers, stakeholders, and the community regarding the nature and form of development that the Council is likely to find acceptable in the Roehampton area.

The role of the SPD is to provide additional information on the detailed application of existing policies. The SPD does not contain new policies, but rather provides detailed supplementary guidance.

1.3 THE SUSTAINABILITY APPRAISAL FRAMEWORK

The 19 SA objectives are the SA objectives used in undertaking the SAs of Wandsworth Borough Council's (WBCs) Local Plan Review 2nd Proposed Submission Version (March 2015). As such, they have already been subject to extensive consultation and have been agreed upon as an appropriate set of objectives for the borough and provide for a consistent approach throughout the Local Plan.

1. Protect the built heritage of the borough;
2. Avoid loss of greenfield sites;
3. Protect and enhance the natural environment and the biodiversity of the borough;

4. Minimise the production of waste and encourage recycling;
5. Maintain and improve air quality;
6. Conserve energy and resources;
7. Reduce the impact of noise;
8. Minimise flood risk in the borough and elsewhere and promote the use of SUDS;
9. Encourage the use of renewables in order to mitigate climate change;
10. Ensure people have access to suitable housing;
11. Ensure people have access to essential community facilities and services;
12. Reduce the need to travel;
13. Ensure people have access to suitable employment opportunities;
14. Protect and improve public health;
15. Reduce crime and fear of crime;
16. Reduce poverty, social exclusion and health inequalities;
17. Encourage the growth of sustainable transport;
18. Promote and encourage economic investment; and
19. Ensure equality for everyone regardless of disability, age, race/ethnicity, age, sexuality, religion or belief.

The use of the term 'borough wide' has been maintained from the Local Plan objectives. Whilst the focus of the SA will be on the Site and its more local environment, there is nonetheless the potential for effects of borough-wide significance.

It must also be noted that the SA has been prepared having due regard to the SA objectives used to assess the Site Specific Allocations Document 2nd Proposed Submission Version (March 2015). A separate set of objectives were used to assess the Site Specific Allocations Document because many of these sustainability objectives used to assess the Core Strategy would not have been helpful in the assessment of specific development sites. This is because some objectives apply equally to all sites and some are completely unrelated because generally only locational issues are under consideration at site specific level. A refined list of sustainability objectives were prepared for the SA of the existing Site Specific Allocations Document as follows:

1. The site does not contain or is not in close proximity to heritage asset/heritage environment including: - conservation areas, listed buildings, historic parks and gardens, archaeological priority areas, protected views of Westminster World Heritage site, cross-boundary heritage impacts, locally listed buildings or architectural interest, parks, gardens, squares, cemeteries and church yards of local historic interest;
2. The site is not located on or near sites with designations/protection for biodiversity;
3. The site does not include a Tree Preservation Order;
4. The site is not located within flood zone 2 or 3;
5. The proposed use will increase the stock of housing including affordable housing;
6. The site has an accessibility index (PTAL rating) of 4-6
7. The proposed use includes provision for employment
8. The proposed use includes new or improved community facilities including health care facilities

9. The allocation does not propose housing adjacent to a safeguarded wharf, waste transfer site, Strategic Industrial Location or Locally Significant Industrial Area.

Whilst these objectives could reasonably have been used for the SA of the Roehampton SPD, it was considered on balance that the full list of 19 objectives would provide for a more comprehensive assessment given the nature of the SPD and the objectives used for the Site Specific Allocations Document would still be addressed, maintaining consistency of approach to assessment.

1.4 OUTCOMES OF THE SUSTAINABILITY APPRAISAL

The appraisal has found that the Roehampton SPD will have beneficial effects against a broad range of sustainability objectives. A number of recommendations for enhancement and potential mitigation measures have been put forward for consideration, including measures to enhance sustainable transport use and improve safety and security on the Site.

1.5 THE NEXT STEPS

This SA Report will be submitted to the Statutory Consultees, advertised in public local newspapers, as well as being made available on the Council's website to view and download. This will enable relevant stakeholders to ensure that the Sustainability Appraisal Report is satisfactory.

For further information:

- View the Planning Policy webpages – www.wandsworth.gov.uk/planning/policy
- Telephone the Planning Policy Team on 020 8871 7420/6649/6650
- Email the Planning Policy Team atplanningpolicy@wandsworth.gov.uk; or
- Write to the Planning Policy Team at:
 - Planning Policy, Environment and Community Services, Wandsworth Council, Disraeli House, 90 Putney Bridge Road, Wandsworth, London, SW18 1HR.

The consultation for the report runs from the 7th April to the 24th May 2015. The comments on the Report will then be reviewed and, if necessary, elements of the report will be amended and incorporated in subsequent work. Comments will be taken into account in undertaking the later stages of the SA process.

2

INTRODUCTION

2.1 INTRODUCTION

Wandsworth Borough Council (WBC) is in the process of developing a Supplementary Planning Document (SPD) for Roehampton. WSP UK has been appointed to undertake the sustainability appraisal (SA) including Strategic Environmental Assessment (SEA) of the Roehampton SPD (hereafter 'the SPD').

WBC has an adopted Local Plan, comprising the Wandsworth Core Strategy (Adopted) (October 2010), Development Management Policies Document (DMPD) (2012), the Site Specific Allocations Document (SSAD) (2012), and the adopted Proposals Map (2012) and the Local Plan 2nd Proposed Submission Version (March 2015). This SPD provides guidance that is supplementary to the policies contained within these documents.

The first stage in the SA process was production of a Scoping Report for the Local Development Framework (LDF), which is now referred to as the local plan. WBC first produced a Scoping Report for its LDF in 2005. The Scoping Report identified the main sustainability issues in the Borough and established a framework for appraisal for the emerging LDF, including the Core Strategy. Subsequent iterations of the Core Strategy have utilised this Scoping Report whilst including within the report the most up to date baseline information including plans and policies. The review also the key environmental and sustainability issues. The Scoping Report is available to view online at:

http://www.wandsworth.gov.uk/downloads/download/1291/sustainability_appraisals

This SA has been prepared for statutory consultation in support of the SPD.

2.2 CONTEXT

Wandsworth is one of the largest inner London boroughs, stretching from central London at Vauxhall out to the edge of Richmond Park in the west. It includes a diverse range of communities and many distinct districts including Clapham Junction, Battersea and Nine Elms, Balham, Tooting, Wandsworth, Earlsfield, Southfields, Putney and Roehampton.

A third of the borough's land area is occupied by residential properties, many within one of the forty five conservation areas. A quarter of the borough's land area is open space, much of this in the form of large areas of heath and common, and the Thames forms the northern boundary. The five traditional town centres and the nine local centres give focal points and identity to the communities that make up the borough. The quality of much of the townscape together with proximity to central London make Wandsworth an attractive place to live. However there are some pockets of deprivation in the borough including Roehampton.

In 2013, WBC commissioned consultants GVA and SEW to develop a vision and masterplan to guide the transformation of Roehampton. The masterplan was completed in 2014. The masterplan reflects the aspirations of the Council as landowners and Local Planning Authority following consultation with residents and stakeholder groups. The suite of masterplan reports provide evidence that underpins the SPD, which translates the masterplan into planning policy guidance.

The purpose of the SPD is to support the Council's regeneration programme for Roehampton by providing greater planning certainty to prospective developers, stakeholders, and the community regarding the nature and form of development that the Council is likely to find acceptable in the Roehampton area.

The role of the SPD is to provide additional information on the detailed application of existing policies. The SPD does not contain new policies, but rather provides detailed supplementary guidance.

2.3 SUSTAINABILITY APPRAISAL AND STRATEGIC ENVIRONMENTAL ASSESSMENT

The National Planning Policy Framework (NPPF) requires:

“A sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors.”

This Report complies with government guidance on SA as set out by the Planning Advisory Service. The SA as a whole has been carried out in accordance with the requirements of The Environmental Assessment of Plans and Programmes Regulations 2004 (the Strategic Environmental Assessment Regulations, SI 1633), which transposes SEA Directive into UK legislation.

The purpose of SA is to provide a comprehensive assessment of the social, economic and environmental impacts that the SPD may have.

The Local Plan process is one of the most important processes by which sustainable development can be achieved. National policy contained in the NPPF sets out a presumption in favour of sustainable development and confirms the Government's view as to what sustainable development in England means in practice for the planning system. It acknowledges the planning system's economic, social and environmental role and the need to ensure an integrated approach to achieve sustainable development in seeking economic, social and environmental gains jointly and simultaneously through the planning system. Whilst recent changes to the planning system aim to simplify and streamline the plan-making process, the importance of achieving sustainable development has been recognised by the retention of the requirement (and guidance) for local plans to undergo sustainability appraisal and Strategic Environmental Assessment.

SA has the advantage of being a transparent process as a result of consultation with the statutory consultees (Natural England, English Heritage and the Environment Agency), the public and other key stakeholders. SA is an iterative process that provides the opportunity for significant improvement in the sustainability performance of plans and programmes over time as the outcomes of one plan – as identified through monitoring – can be input into the next iteration.

The objective of the SEA Directive is (Article 1):

“To provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans with a view to promoting sustainable development”

The SEA Directive identifies a range of factors that need to be considered, the Directive makes it clear that this list is not exhaustive. The factors identified are as follows:

Biodiversity;	Water;
Population;	Climatic factors;
Human health;	Material assets;

Fauna;	Cultural heritage; and
Flora;	Landscape.
Soil;	

SA expands on the list above by requiring a broader range of social and economic issues to be assessed. Government guidance on SA does not specify what those issues should be, however it is the role of this report to identify the scope of issues to be assessed by the SA and presented in the Sustainability Report.

2.4 HABITATS REGULATION ASSESSMENT

The European Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (Habitats Directive) requires that an 'Appropriate Assessment' is undertaken where land use plans may have a significant adverse effect on Natura 2000 sites. Under Article 6 of the Habitats Directive, an assessment is required where a plan or project may give rise to significant effects upon a Natura 2000 site (also known as a 'European Site'). Natura 2000 is a network of areas designated to conserve natural habitats and species that are rare, endangered, vulnerable or endemic within the European Community, and includes Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar sites (Wetlands of International Importance).

Part of Wimbledon Common lies within the borough and Richmond Park lies on the borough boundary, both of which are designated as SACs, a Habitats Regulation Assessment Screening Assessment was originally carried out on the Core Strategy policies leading up to the adopted version. Natural England were consulted with regards to the scope of the Core Strategy and agreed that policies contained within the Core Strategy are not likely to have a significant effect on either Wimbledon Common or Richmond Park Special Areas of Conservation.

It therefore follows that the "appropriate assessment requirement" will not be triggered for the Roehampton SPD as when the relevant policy was screened it were not judged to have an adverse effect on a Natura 2000 sites. The Roehampton SPD provides more detail to the overarching Core Strategy Policy PL15.

2.5 STRATEGIC OBJECTIVES OF THE ROEHAMPTON SPD

The vision of the SPD is that:

"The Roehampton area will be transformed into a place of housing choice for a wide range of households - ranging from tenants who regard it as amongst the best locations in the borough, to owner-occupiers who see it as competing in the wider south west London markets.

New shops, community services and business spaces will revitalise the Local Centre, while community arts and culture will serve Roehampton residents and wider Roehampton neighbours. Space for small businesses to start will aid in creating new and continuing employment opportunities for local residents. Extended primary health care services, exercise space, and spaces for independent non-profit community organisations, workshop and enterprise spaces and local retail services will also be created, with a focus on the well-being of the local community.

Housing will see a new generation of high quality homes and existing homes will be replaced and new homes added. Residential buildings will be of high quality and attractive design, well connected to the existing street layout, and built to contemporary standards to meet the needs of a wide range of residents.

Green space and open space will be refreshed and reinvigorated with a significant renovation of the landscape, as well as provision for a range of new outdoor activities and new access for residents. A network of new and improved streets, cycle paths and footpaths will connect the Roehampton area to its neighbours and surroundings.”

In addition the following key outcomes are identified:

- Improved housing – approximately 309 existing homes replaced with high quality new accommodation. Approximately 500 new homes with a range of houses, maisonettes and apartments. The potential for up to 400 student units;
- New and improved shops and related uses – up to 5,000 sqm of A1-4 floorspace for retail and services;
- Improved employment opportunities – including approximately 400sqm of dedicated workspace (B1);
- New community facilities – up to 5,500sqm of replacement and new community and leisure facilities (D1). This includes a net gain of 3,100sqm of Use Class A1-A5 facilities;
- Environmental improvements to make the area safer;
- A more attractive environment to encourage people and businesses into Roehampton, including (where appropriate) the conservation and enhancement of conservation areas and their settings; and
- Enhanced transport linkages to and from the Barnes Station, Queen Mary's Hospital, Roehampton University, along with improved pedestrian and cycle access to and from Richmond Park.

The strategic vision and key outcomes are then underpinned by the following strategic objectives:

- Create a more mixed and balanced community with new and improved high quality homes that will widen housing choice for existing and future residents;
- Improve the quality of the retail, service and community offer. Strengthen the existing community buildings and create new facilities within existing Local Centre and Important Local Parade;
- Provide new job and training opportunities for local people;
- Adopt a place-making approach which protects, strengthens and repairs the special qualities of the estate through bespoke and sensitive intervention;
- Improve or replace poor quality buildings;
- Re-connect streets, centres, communities and open space to the surrounding area;
- Repair streets, public spaces and pedestrian links to make them more convenient and usable;
- Extend a high quality landscape throughout the area; and
- Preserve and better reveal the highest qualities of the estate's heritage features.

Roehampton is identified in the Wandsworth Core Strategy (Adopted) (October 2010) as an area for regeneration focussed around Danbury Lane, or 'the heart of Roehampton'. Core Policy PL15 'Roehampton' states:

“The "Heart of Roehampton" will be the main focus for comprehensive regeneration and new development will be supported to deliver:

- a. Improved housing, new business floorspace, new and improved shops, new community facilities and environmental improvements.*
- b. Improved employment opportunities for Roehampton residents.*

- c. *Environmental improvements including making the area safer.*
- d. *A more attractive area to encourage people and businesses into Roehampton.*
- e. *Enhanced transport linkages to and from the "Heart of Roehampton", to Barnes Station, Queen Mary's Hospital, Roehampton University, along with improved pedestrian and cycle access to and from Richmond Park.*

Continued improvements at Roehampton University will be encouraged and supported in line with the approved masterplan."

The Core Strategy 2nd Proposed Submission Version (March 2015) updates Policy PL15, in particular to bring it into accordance with the Roehampton Masterplan. The proposed text states:

"Comprehensive regeneration and new development within the Roehampton Masterplan area will be supported to deliver:

- a. *Improved housing, new business floorspace, new and improved shops and related uses in the local centre, and new community facilities.*
- b. *Improved employment opportunities for Roehampton residents.*
- c. *Environmental improvements including making the area safer.*
- d. *A more attractive area to encourage people and businesses into Roehampton, including, where relevant, the conservation and enhancement of the Roehampton Village, Westmead and Alton Conservation Areas and their settings.*
- e. *Enhanced transport linkages to and from the "Heart of Roehampton", to Barnes Station, Queen Mary's Hospital, Roehampton University, along with improved pedestrian and cycle access to and from Richmond Park.*

Continued improvements at Roehampton University will be encouraged and supported in co-ordination with the masterplanning exercise."

The Site is also allocated in the Site Specific Allocations Document 2nd Proposed Submission Version (March 2015), which contains an Area Spatial Strategy for Roehampton. The Area Spatial Strategy identifies 5 sites within Roehampton (Policies 86 – 86D):

1. Danebury Avenue, SW15 (Council Freehold)
2. Southlands, Digby Stuart & Grove House, Roehampton Lane, SW15 (University of Roehampton)
3. Mount Clare, Minstead Gardens, SW15 (University of Roehampton)
4. Downshire House, Roehampton Lane, SW15 (University of Roehampton)
5. 166-170 Roehampton Lane, SW15. (Council Freehold).

These policies, taken together with the Alton Area Masterplan, set the development framework for the SPD. The SPD seeks to deliver the objectives of Policy PL15 and establishes the planning principles and guidance to allow WBC and other partners to deliver the proposals.

2.6 OVERVIEW OF THE SA PROCESS

The SA process consists of the following stages:

- Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope;
- Stage B: Developing and refining options;
- Stage C: Appraising the effects of the SPD;
- Stage D: Consulting on the plan and the SA Report; and
- Stage E: Monitoring Implementation of the SPD.

2.7 PURPOSE AND STRUCTURE OF THIS REPORT

This report forms part of Stage C of the assessment process. It assesses the draft SPD and was informed by discussion with the authors of the document.

The remainder of this report is structured as follows:

- Section 2 discusses the method used to undertake the SA;
- Section 3 sets out the context of the SPD;
- Section 4 presents the results of the SA of the SPD; and
- Section 5 presents a summary of the SA.

3

METHOD

3.1 INTRODUCTION

The purpose of this section is to explain how key aspects of the SA method have been applied to the assessment of the SPD at this stage.

This section considers:

- The SA Objectives; and
- The Approach to the Assessment.

3.2 THE SA OBJECTIVES

The 19 SA objectives are the SA objectives used in undertaking the SAs of Wandsworth Council's Core Strategy and Development Management Plan Document 2nd Proposed Submission Version (March 2015). As such, they have already been subject to extensive consultation and have been agreed upon as an appropriate set of objectives for the borough and provide for a consistent approach throughout the Local Plan.

1. Protect the built heritage of the borough;
2. Avoid loss of greenfield sites;
3. Protect and enhance the natural environment and the biodiversity of the borough;
4. Minimise the production of waste and encourage recycling;
5. Maintain and improve air quality;
6. Conserve energy and resources;
7. Reduce the impact of noise;
8. Minimise flood risk in the borough and elsewhere and promote the use of SUDS;
9. Encourage the use of renewables in order to mitigate climate change;
10. Ensure people have access to suitable housing;
11. Ensure people have access to essential community facilities and services;
12. Reduce the need to travel;
13. Ensure people have access to suitable employment opportunities;
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19. Ensure equality for everyone regardless of disability, age, race/ethnicity, age, sexuality, religion or belief.

The use of the term 'borough wide' has been maintained from the Local Plan objectives. Whilst the focus of the SA will be on the Site and its more local environment, there is nonetheless the potential for effects of borough-wide significance.

It must also be noted that the SA has been prepared having due regard to the SA objectives used to assess the Site Specific Allocations Document 2nd Proposed Submission Version (March 2015). A separate set of objectives were used to assess the Site Specific Allocations Document because many of these sustainability objectives used to assess the Core Strategy would not have been helpful in the assessment of specific development sites. This is because some objectives apply equally to all sites and some are completely unrelated because generally only locational issues are under consideration at site specific level. A refined list of sustainability objectives were prepared for the SA of the existing Site Specific Allocations Document as follows:

20. The site does not contain or is not in close proximity to heritage asset/heritage environment including: - conservation areas, listed buildings, historic parks and gardens, archaeological priority areas, protected views of Westminster World Heritage site, cross-boundary heritage impacts, locally listed buildings or architectural interest, parks, gardens, squares, cemeteries and church yards of local historic interest;
21. The site is not located on or near sites with designations/protection for biodiversity;
22. The site does not include a Tree Preservation Order;
23. The site is not located within flood zone 2 or 3;
24. The proposed use will increase the stock of housing including affordable housing;
25. The site has an accessibility index (PTAL rating) of 4-6
26. The proposed use includes provision for employment
27. The proposed use includes new or improved community facilities including health care facilities
28. The allocation does not propose housing adjacent to a safeguarded wharf, waste transfer site, Strategic Industrial Location or Locally Significant Industrial Area.

Whilst these objectives could reasonably have been used for the SA of the Roehampton SPD, it was considered on balance that the full list of 19 objectives would provide for a more comprehensive assessment given the nature of the SPD and the objectives used for the Site Specific Allocations Document would still be addressed, maintaining consistency of approach to assessment.

3.3 THE APPROACH TO THE ASSESSMENT

It's true for all plans that require SA that in deciding the most appropriate assessment methodology, there are three key questions that need to be answered:

- Where can the assessment be of most value in informing the decision-making process?
- How can the assessment best reflect how the plan in question will function on the ground?
- How can the assessment be of most value to the public?

To expand on the second point, there can be a tendency within SA to break down the plan being assessed into its constituent parts, such as individual policies, and assess each of them individually. However it is rare for any given constituent part of a plan to act entirely in isolation from the other parts. Indeed, it is generally required that plans are read and interpreted as a whole.

Making sustainability appraisals understandable to the public has been an issue since they became a legal requirement. Changes to the planning system introduced under the Localism Act 2011 have put an increased emphasis on community participation in the planning process. The public need to be involved in the plan development process from an increasingly early stage and the approach taken to preparation to the regeneration of Roehampton reflects this, with extensive consultation undertaken on the masterplan prior to commencement of the SPD.

The SPD does not contain set policies, but gives detailed information on the approach to regeneration that will take place at Roehampton.

The assessment has been undertaken in two parts. Firstly, an assessment of the 8 Core Principles and secondly an assessment of the 4 Sub Areas. The SPD could be assessed as a single document as that is how it is intended to function on the ground i.e. the Sub Areas are a spatial representation of the Core Principles, as such the plan would not function in the absence of either. However the downside to this approach is that the Sub-Area guidance has the potential to lead to significant effects that are not inherent in the Core Principles. For example, the Core Principles may promote new housing, which is beneficial. However the Sub-Area guidance may place it in an area with negative effects, such as adjacent to a Grade I listed building or other sensitive receptor.

Therefore in order to make recommendations and propose mitigation that is focussed on the relevant element of the plan (either the Core Principles or the Sub-Area Guidance) the plan has been assessed in two parts. Given the importance of making the SA understandable to all, the need for clarity must in this instance outweigh the fact that the plan functions as a single document.

For each of the two parts of the assessment, the findings are presented under each SA objective, divided into a number of sub-headings. This allowed the SA to present simply and clearly the answers to the key questions, for example:

“What are the Core Principles effects on biodiversity?”

A thorough assessment has been undertaken to identify what the expected effects were, with a simple matrix produced detailing the effects of Sections 5 and 6 of the SPD.

Sections 1 and 2 of the SPD provide the context for the SPD. Section 3 provides the vision and strategic objectives as discussed, which are discussed in Section 1.5 of this SA. Section 6 of the SPD sets out the approach to implementing the SPD. As Sections 1, 2, 3 and 6 of the SPD do not discuss the approach to regeneration they have not been specifically assessed as a part of the SA.

It should be noted that as a result of the assessment work undertaken on both the Core Strategy and Site Specific Allocation document, the principle of development in the SPD area is established and has already been assessed. As such, and in accordance the hierarchy principle, effects already assessed are not assessed again in this SA.

3.4 DIFFICULTIES ENCOUNTERED IN UNDERTAKING THE ASSESSMENT

No particular difficulties were identified in undertaking the assessment.

4

ROEHAMPTON IN CONTEXT

4.1 POLICIES, PLANS AN PROGRAMMES

The SPD needs to be framed in the context of development plan policy. A review of all relevant policies, plans and programmes has recently been carried out as part of Wandsworth Local Plan Sustainability Appraisal incorporating Equalities Impact Assessment 2nd Proposed Submission Version (October 2014). The review of policy, plans and programmes carried out in association with the above SA has been reviewed and used as a basis for this SA. The below table lists all relevant plans, policy documents and programmes at the national, regional and local level along with technical reports that have been used to establish the SPD baseline:

Table 4-1 Relevant Policies, Plans and Programmes

National
The National Planning Policy Framework (March 2012)
Technical Guidance to the National Planning Policy Framework (March 2012)
The National Policy Statement for Waste Water (March 2012)
Regional - London
Sustainable Development Framework for London
The London Plan: The Spatial Development Strategy for London Consolidated with Alterations since 2011 (March 2015)
Sustainable Design and Construction SPG (May 2006)
Green Infrastructure and Open Environments Supplementary Planning Guidance (2012)
Shaping Neighbourhoods: Play and Informal Recreation Supplementary Planning Guidance (2012)
Housing Supplementary Planning Guidance (2012)
South West London Strategic Housing Market Assessment (2010)
Industrial Capacity SPG (March 2008)
GLA London View Management Framework Draft Regional SPG
Sustainable Communities in London, ODPM 2003
Intermodal Transport Interchange for London, BPG 2004 Regional Policy
London Climate Change Adaption Strategy (draft August 2008)
London Water Strategy (draft March 2007)
Health Inequalities Strategy (2001)
Mayor's Transport Strategy (2001), revised 2004 (CCZ) and 2006 (LEZ). Transport Strategy Implementation Targets (July 2004)
The London Rivers Action Plan (2009)
Draft River Basin Management Plan (Thames River District) 2009
Thames Estuary 2100 Plan (2009)
EA Thames Catchment Flood Management Plans; and EA Thames Estuary 2100 Project.
Health Care for London. A Framework for action. Second Edition
Improving Londoner Access to Nature – London Plan Implementation Report (February 2008)
London Energy Strategy (2009)
London Economic Development Strategy (2010)
Waste Management Strategy for London (2010)
London Biodiversity Action Plan (BAP)

Borough - Wandsworth Borough
The Core Strategy (October 2010)
The Development Management Policies Document (DMPD) (February 2012)
The Site Specific Allocations Document (SSAD) (February 2012)
Wandsworth Local Plan Core Strategy (2 nd Proposed Submission) (March 2015)
Wandsworth Local Plan Development Management Policies Document (2 nd Proposed Submission) (March 2015))
Wandsworth Local Plan Site Specific Allocations Document (2 nd Proposed Submission) (March 2015)
Policies Map Changes Document (2 nd Proposed Submission) (March 2015)
Infrastructure Delivery Schedule (2 nd Proposed Submission) (March 2015)
Sustainability Appraisal and Equalities Impact Assessment (2 nd Proposed Submission) (March 2015)
Proposal Map (February 2012)
Housing SPD (December 2012)
Refuse and Recyclables SPD (February 2014)
Planning Obligations SPD (March 2015)
Local Views SPD (February 2014)
Selection Criteria for Local Listing (February 2014)
Town Centre Uses SPD (March 2015)
Environmental Action Plan (November 2011 update)
Historic Environment SPG (Revision) (October 2015)
Air Quality Action Plan (January 2004)
Air Quality Progress Report (2014)
Parks Management Strategy (2011)
Updating and Screening Assessment (Air Quality) (2012)
Air Quality Action Plan Progress Report (2012)
Local Flood Risk Management Strategy (draft 2014)
Environmental Ambition Statement (2010)
Housing Policy Statement and Strategy (2007)
Children, Young People and Families Policy Statement and Action Plan 2011-14
Local - Roehampton
Alton Area Masterplan Report (October 2014)
Alton Area Baseline Report (September 2013)
Alton Conservation Area Appraisal & Management Strategy

4.2 BASELINE INFORMATION AND THE SITE

The borough-wide baseline information utilised for this report is that presented in the *Wandsworth Local Plan Sustainability Appraisal incorporating Equalities Impact Assessment 2nd Proposed Submission Version* (October 2014). The baseline information contained therein is sourced from documents already published by WBC, including the Authority Monitoring Report. It forms an up to date and comprehensive data set covering social, environmental and economic issues, as well as identifying future trends. The information is supplemented here with a review of the baseline data specific to the SPD site.

→ The Mount Clare Grade 1 Listed Building is within the Site;

- Parkstead House, a Grade 1 Listed Building adjacent to the Site is currently in use as a venue for hire;
- Roehampton House (at Queen Mary's Hospital), a Grade 1 Listed Building adjacent to the Site is currently in residential use;
- In addition to the Grade 1 Listed Buildings identified, there are a further 15 Listed Buildings within the Site and a further 19 within 1km of the site. These comprise 10 Grade II* and 24 Grade II Listed Buildings;
- Fulham Palace moated site, a Scheduled Monument is approximately 3km east of the Site;
- Ceasars Camp Scheduled Monument is approximately 3.4km south of the Site on Wimbledon Common;
- The Site is within the Alton Conservation Area, designated since 2001.
- Richmond Park Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC) and National Nature Reserve is immediately adjacent to the west of the Site;
- Wimbledon Common SSSI and Special Area of Conservation within 500m of the south-east of the Site;
- The Site is within Flood Zone 1; and
- The London Cycle Guide route Number 14 passes through the Site.

4.3 KEY SUSTAINABILITY ISSUES

Based on our review of the key policies and baseline information applicable to the Roehampton SPD, the following list of key sustainability issues has been identified:

- **Cultural Heritage:**
 - The presence of Mount Clare within the Site and two further Grade I listed buildings with 1km of the Site emphasise the important cultural heritage of the area. The Site also falls within the Alton Conservation Area.
- **Loss of wildlife habitats:**
 - Richmond Park SSSI, Special Area of Conservation and National Nature Reserve immediately next to the Site; and
 - Wimbledon Common SSSI and Special Area of Conservation within 500m of the Site.
- **Traffic emissions and air quality:**
 - In 2012/13 annual and hourly mean targets for NO₂ were not achieved at any of the five monitoring sites in Wandsworth; and
 - Significant traffic congestion on the main road network and lack of public transport infrastructure.
- **Public Transport:**
 - The site has a PTAL rating of 3, meaning moderate/good access to public transport.
- **Property value:**
 - Roehampton is an area of considerable contrasts, with substantial areas of Metropolitan Open Land, large family houses and private sports clubs but with some of the most deprived areas in the borough concentrated on the large social housing estates.
- **Pockets of deprivation:**
 - The Alton area has a higher proportion of deprived households compared to the borough and London average;

- The 2011 census detailed that 38% of the Alton residents were in employment, compared to 63% for Wandsworth and 51.5 % for London as a whole;
 - The qualification levels of the residents in the Alton area are below the average for Wandsworth, with a lower percentage of pupils in local authority schools achieving 5 or more A*-C grade GCSEs than the national average; and
 - The teenage conception rate in Roehampton (52.8%) is higher than the London average (40.2%).
- **The urban environment:**
- Ageing housing stock, a lack of new building outdated design and a lack of facilities and amenities contribute to a poor quality urban environment.
- **Lower than average life expectancy:**
- 5.1% of Roehampton residents are registered as long-term sick or disabled, compared to 2.9% for Wandsworth and 3.7% for London.

These issues are to be given particular consideration when undertaking the assessment of the SPD.

5

SA OF THE ROEHAMPTON SPD

Presented here are the results of the assessment of the SPD. The results are presented objective by objective. Each objective is separated into the following sub-headings:

- What might be affected?
- Any significant problems?
- Any significant benefits?
- How can problems be minimised?
- How can the plan be made more sustainable?

Any recommendations arising from the SA are shown in bold. All effects identified are permanent and long term unless stated otherwise. The overall significance of the effects has been given in accordance with the following scale:

Potential for a significant positive effect	++
Potential for a minor positive effect	+
Potential for a minor negative effect	-
Potential for significant negative effect	--
No significant effect or no relationship	
Uncertainty – outcome dependent on what is done, how and where	?

5.1 SA OF THE CORE PRINCIPLES

It must be noted that the assessment presented here focusses on assessing the SPD itself. It is not the purpose of this SA to reassess the various policies in the Core Strategy, Development Management Plan Document and Site Specific Allocations Document. Where particular policies within these documents are of particular note to the assessment here, they have been identified.

5.1.1 ASSESSMENT OUTCOMES

OBJECTIVE 1 – PROTECT THE BUILT HERITAGE OF THE BOROUGH

WHAT MIGHT BE AFFECTED?

The sites and local area contains a number of historic assets as discussed in Section 3.2. These include 3 Grade I listed buildings and 10 Grade II* buildings. The Site is also within the Alton Conservation Area, designated since 2001. In addition to these designated assets, there are a number of other buildings in the local area that contribute towards the overall setting of the conservation area.

ANY SIGNIFICANT BENEFITS?

It is a strategic objective of the SPD to “*conserve, restore and enhance heritage assets and better reveal the qualities of the estates heritage features*”. Building on this, Core Principle 5 would be expected to benefit the cultural heritage of the area by measures including:

- Seeking to improve the built form of key areas through replacing current poor quality buildings;
- Locating tall buildings in areas that respond to the sensitivities of the conservation area;
- Improvements to landscaping and the quality of the public realm; and
- Direct improvements to certain sensitive buildings.

Together, these measures would lead a substantial improvement in the setting of the Alton conservation area and the historic and cultural assets within it.

ANY SIGNIFICANT PROBLEMS?

No significant problems are expected. Whilst development of the SPD area would come forward through a number of applications, the SPD itself and the conservation area management plan set the framework for a consistent and cohesive approach to development.

HOW CAN ANY PROBLEMS BE MINIMISED?

N/A

HOW CAN THE PLAN BE MADE MORE SUSTAINABLE?

The approach to conservation is considered suitable and no further recommendations are made.

Potential effect on the built heritage of the borough	++
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OBJECTIVE 2 - AVOID LOSS OF GREENFIELD SITES

WHAT MIGHT BE AFFECTED?

The Site at present is predominantly urbanised and includes 1,883 homes. It includes a number of pockets of public open space including Maryfield Convent Gardens and the land to the west of Whitelands College. In addition, Downshire Fields is a 3.2ha area of open space encompassing much of the Tanglely and Highcliffe areas of the Site. There is a considerable amount of additional open space and recreational opportunities in the local area, including;

- Richmond Park;
- Wimbledon Common;
- Putney Heath;
- Barnes Common;
- Roehampton Playing Fields; and

- Richmond Park Golf Course.

ANY SIGNIFICANT BENEFITS?

Fundamentally, Core Principle 4 ensures that there will be no net loss of public open space. In addition the SPD will require enhancements to sports and recreation facilities and maintain the Downshire Fields. Enhancements will also be made to the green infrastructure in the local area through planning contributions. It should also be noted that the Wandsworth Planning Obligations SPD (2015) would potentially require financial contributions to open space as development comes forward. Overall, the SPD would be expected to make more active use of the open space available.

ANY SIGNIFICANT PROBLEMS?

With such a substantial amount of open space available in the local vicinity and the proposed improvements to open space on site, it is not expected that there will be any adverse effects as a result of additional recreational pressure. However, it should be noted that the north western areas of the site are identified by the Core Strategy 2nd Proposed Submission Version as being within an area of deficiency in access to local, small and pocket parks. Access to Richmond Park is restricted to the north west of the Site through Roehampton Gate due to Richmond Park Golf Club.

HOW CAN ANY PROBLEMS BE MINIMISED?

There is no solution to the accessibility of Richmond Park that is implementable through the SPD.

HOW CAN THE PLAN BE MADE MORE SUSTAINABLE?

The approach to conservation is considered suitable and no further recommendations are made.

Potential effect on greenfield land	++
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OBJECTIVE 3 - PROTECT AND ENHANCE THE NATURAL ENVIRONMENT AND THE BIODIVERSITY OF THE BOROUGH

WHAT MIGHT BE AFFECTED?

The Site is adjacent to the north eastern border of Richmond Park, which is a Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC). Richmond Park is designated as an SAC primarily due to the presence of stag beetles *Lucanus Cervus*. Annex I habitats present as a qualifying feature, but not a primary reason for selection include Northern Atlantic wet heaths with *Erica tetralix* and European dry heaths. The site also supports a number of other scarce invertebrate species associated with decaying timber. Wimbledon Common also lies within 500m to the south-east of the Site; this area is similarly designated as an SSSI and SAC for the same reasons as Richmond Park. The Site itself is not subject to any statutory nature conservation designations.

The Site contains both open space and buildings that may provide suitable habitat for certain protected species and/or conservation concern such as nesting birds and bats.

ANY SIGNIFICANT BENEFITS?

Core Principle 8 requires any proposals for the development of the site to maintain and enhance biodiversity and habitats. The approach to achieving this includes various appropriate landscaping measures, habitat enhancements including bird and bat boxes and a biodiversity management plan. Taken together these measures would be expected to significantly enhance the biodiversity value of the Site. It is also possible that habitat creation in close proximity to Richmond Park may deliver benefits for species groups that are present within the designated site; for example if extensive brown roofs are created with a variety of habitats suitable for a diverse assemblage of invertebrates. The SPD seeks to retain trees on sites which would include protected trees on site. Potential effects on individual trees are more suitably addressed through development proposals.

ANY SIGNIFICANT PROBLEMS?

Given the Site's proximity to Richmond Park and Wimbledon Common, consideration has been given to the potential for adverse effects. The increase in the number of dwellings within the masterplan area would be expected to increase the recreational usage of both parks however both parks are actively promoted for recreational use and sited within densely populated areas.

The stag beetle population present, the primary reason for designation, is unlikely to be adversely affected by increased recreational use. It is possible however, that increased recreational use could affect habitats which are present within Richmond Park which are qualifying features for the SAC designation.

Careful consideration will be required at the detailed design stage to avoid increasing recreational pressure in specific areas (for example adjacent to the Site), to levels that could have detrimental effects upon sensitive habitat present. For example, this could entail ensuring access points into the SAC avoid particularly sensitive habitats, installing deterrents to avoid unauthorised access routes into the SAC (which could damage sensitive habitats) or ensuring the area of the SAC which is likely to result in increased recreational pressure from the proposals is adequately provisioned with pedestrian 'channelling' measures to ensure the most sensitive habitats are avoided by members of the public.

It is assumed that standard pollution prevention measures will be implemented during the redevelopment works on site to avoid effects that could otherwise result, for example through unmitigated dust deposition or pollution to watercourses.

HOW CAN ANY PROBLEMS BE MINIMISED?

It is recommended that a sensitive lighting strategy is developed to avoid potential negative effects upon protected species such as bats and night flying invertebrates. Key principles or reference to the requirement for a sensitive lighting strategy could be included in the SPD.

It is recommended that access points between the Site and Richmond Park are carefully positioned and designed to avoid localised increases in recreational pressure which could result in adverse effects upon sensitive habitats present.

It is recommended that all development should consider the potential for biodiversity in brownfield sites, and implement appropriate mitigation measures where necessary.

HOW CAN THE PLAN BE MADE MORE SUSTAINABLE?

The approach to conservation is considered suitable and no further recommendations are made.

Potential effect on biodiversity	+
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OBJECTIVE 4 - MINIMISE THE PRODUCTION OF WASTE AND ENCOURAGE RECYCLING

WHAT MIGHT BE AFFECTED?

The site is already urbanised with established waste management collection procedures. Residential units frequently overlook refuse and service areas, external stairways and alleyways, and the presence of these concealed inactive areas provide opportunities for anti-social behaviour. As such, the design of residential units will need to consider sufficient external storage areas for recycling containers.

Residential and commercial properties in the local area may experience impacts from noise/dust/litter during demolition, excavation and construction. The local waste treatment and disposal infrastructure may be affected by the volume of waste from demolition, excavation and construction phases.

ANY SIGNIFICANT BENEFITS?

Domestic waste during the operational phase will need to be managed in accordance with WBC waste collection systems and composting facilities should be provided.

Development has the potential for the reuse of suitable materials (mostly from excavation) back into the Proposed Development. Effects of landfill can be minimised through the diversion of demolition and construction waste materials away from landfill. Providing easy access to recycling containers will help to maximise recycling by residents / site users.

ANY SIGNIFICANT PROBLEMS?

Key considerations include the potential effects of any development on the capacity of local storage facilities and also the need for sustainable waste management during the operational phase.

HOW CAN ANY PROBLEMS BE MINIMISED?

To minimise any potential adverse effects, the following factors should be considered:

- Assessment prior to works commencing on what facilities are available and their capacity for receiving waste;
- Development of a Construction Environment Management Plan (CEMP) and Site Waste Management Plan (SWMP) by the Principal Contractors; and
- Make it convenient for residents / site users to recycle and compost.

HOW CAN THE PLAN BE MADE MORE SUSTAINABLE?

Consideration should be given to waste management (including separation, storage and collection) at the earliest stages of the scheme design process.

Potential effect on waste minimisation	+
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OBJECTIVE 5 - MAINTAIN AND IMPROVE AIR QUALITY

WHAT MIGHT BE AFFECTED?

The Site is within the Wandsworth Air Quality Management Area (AQMA), designated because air quality in Wandsworth exceeds the permissible amount of Nitrogen Dioxide (NO₂) and PM₁₀.

DEFRA's national background maps give an indication of background concentrations of key pollutants in the vicinity of the Site. In 2014, the predicted background concentrations of pollutants within the 1km x 1km grid squares into which the site falls ranged between 20.7 – 25.2µg/m³ for nitrogen dioxide (NO₂) and 18.3 – 19.9µg/m³ for particulate matter (PM₁₀). These represent some of the lowest background concentrations within the Borough, and may be considered to be in the lower range for areas within inner London.

ANY SIGNIFICANT BENEFITS?

Improved public transport links and measures to promote walking and cycling would have the significant benefit of reducing air pollution associated with private transport.

Measures to improve pedestrian and cycle connections will improve the permeability of the Site. In particular, improvements in connectivity to the public transport network, such as an enhanced connection to Barnes station and more frequent bus services. Additional accessibility improvements within the site for example a pedestrian/cycle route through Downshire Fields to Richmond Park, will further benefit air quality as they would be expected to replace additional car journeys.

ANY SIGNIFICANT PROBLEMS

There is the potential for a significant reduction in during quality during the construction phase.

HOW CAN ANY PROBLEMS BE MINIMISED?

It is expected that the effects on air quality during the construction phase would be addressed as a part of an Air Quality Assessment submitted in support of major planning applications.

HOW CAN THE PLAN BE MADE MORE SUSTAINABLE?

During the construction phase, developers could be required to provide a Construction and Demolition Management Plan (CDMP) before any excavation, demolition or construction takes place. This will limit any negative impact regarding noise, light and air pollution on the residential and community uses surrounding the regeneration area.

Core Principle 7 could be modified to include a commitment to ensuring electric car charging points are provided for a number of spaces.

Potential effect on air quality	+
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OBJECTIVE 6 - CONSERVE ENERGY AND RESOURCES

WHAT MIGHT BE AFFECTED?

The effects of the plan would only be expected to directly affect the up to 500 net new homes, with the potential for indirect effects on existing homes as a result of any area-wide energy

scheme. There is also the opportunity for the SPD area to become a borough wide exemplar development.

ANY SIGNIFICANT BENEFITS?

The SPD approach to energy efficiency and low and zero carbon energy generation is to draw upon the development plan policy framework set out in the London Plan. As an SPD, the Roehampton SPD cannot create new policy.

Most of the new units, if not all, will be required to meet the proposed “Zero Carbon” homes standard due to take force from 2016. Although the standards are not finalised there is a structure in place against which new developments will be measured. Consideration of the three core energy efficiency elements; fabric energy efficiency, carbon compliance and allowable solutions should be considered at the earliest stages of the design process. In addition, as well as new homes achieving CO₂ emission targets, thermal comfort and avoiding overheating should also be considered at the earliest design stages.

New development will be expected to comply with adopted local policies on decentralised energy supply, notably Policy 8.1.1 of the Site Specific Allocations Document (March 2015) unless demonstrably not feasible or viable, as well as being designed to minimise energy consumption through appropriate design, for example layout, massing and orientation.

ANY SIGNIFICANT PROBLEMS?

Meeting the forthcoming energy generation and efficiency requirements of the London Plan will be a challenge for all development in London. There is a risk that the design solution proposed might incur high running costs for future residents.

HOW CAN ANY PROBLEMS BE MINIMISED?

Fuel poverty might be an issue for future residents and therefore consideration of how to minimise running costs should be required as an integral part of the energy strategy.

HOW CAN THE PLAN BE MADE MORE SUSTAINABLE?

Given the challenging energy targets within the London Plan, no further enhancements are considered necessary.

Potential effect on energy and resources	++
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OBJECTIVE 7 - REDUCE THE IMPACT OF NOISE

WHAT MIGHT BE AFFECTED?

Existing and future residents of the Site.

ANY SIGNIFICANT BENEFITS?

The principle of residential development is well established on the Site and no local sources likely to generate high levels of noise, such as railways, major roads or heavy industry, have been

identified. The latest noise contour mapping¹ shows that the Site is outside of both the 57 dBA L_{eq} day contour area and the 48 dBA L_{eq} night actual contour areas. These contours denote the onset of significant community annoyance and as such aircraft noise is considered not to be a significant issue for the site. New development on the Site affords the opportunity to incorporate the latest good practice design measures to minimise noise.

ANY SIGNIFICANT PROBLEMS?

During the construction stage of any new development, it is anticipated that there will be a degree of disturbance to local residents as a result of onsite construction activities and heavy vehicle movements.

Once operational, the net increase in the number of homes on the site would be expected to lead to an increased number of vehicle movements with a consequential increase in noise levels.

HOW CAN ANY PROBLEMS BE MINIMISED?

Statutory controls are in place to manage noise during construction. In particular, The Control of Pollution Act, 1974, Part III – Noise enables a Local Authority to serve a notice on a person (this includes a company) who is carrying out, or who are planning to carry out, works of construction, demolition, road-works, railway maintenance etc. in order to control the noise from those operations.

Section 79 of the Environmental Protection Act 1990 (as amended) declares a number of matters, including noise, to be statutory nuisances. Under the provisions of the Environmental Protection Act, the Local Authority is required to inspect its area periodically to detect any nuisance and, where a complaint of a statutory nuisance is made by a person living within its area, to take such steps as are reasonably practicable to investigate the complaint.

Care will be taken during the detailed design of the site to ensure that suitable zoning is included and buildings incorporate good practice design measures. Fixed plant or activities associated with non-residential activities will also need careful design during the detailed design stage.

HOW CAN THE PLAN BE MADE MORE SUSTAINABLE?

Core Principle 8 could be modified to include a Construction Environment Management Plan (CEMP) for all major development proposals.

Potential effect on noise	+
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¹ Department for Transport (October 2014) *ERCD Report 1401: Noise Exposure Contours for Heathrow Airport 2013*. Available online at: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/368905/LHR_2013_report.pdf

OBJECTIVE 8 – MINIMISE THE RISK OF FLOODING IN THE BOROUGH AND ELSEWHERE AND PROMOTE THE USE OF SUDS

WHAT MIGHT BE AFFECTED?

5.1.2

Existing and future residents of the Site would have the potential to experience flooding. There is also the potential for residents downstream to be affected. The closest major water course is Beverley Brook, approximately 300m west of the Site. Table 5.1 below summarises the river quality recorded by the Environment Agency for Beverley Brook.

Table 5.1 Beverley Brook River Quality Monitoring Data (2009)

MONITORING LOCATION	UPSTREAM GRID REF	DOWNSTREAM GRID REF	YEAR	BIOLOGICAL GRADE	CHEMICAL GRADE	PHOSPHATES	NITRATES
Pyl Brook - Tideway	X:522200, Y:168660	X:523530, Y:176250	2009	D (fair)	C (Fairly good)	6	6

The Site is within Flood Zone 1 and as such is assessed as having a less than a 1 in 1,000 annual probability of river or sea flooding (<0.1%). Policy PL2 of the Core Strategy Proposed Submission Version (March 2015) requires a Flood Risk Assessment to be submitted for development proposals over 1 hectare. Development proposals will also need to be in compliance with Policies DMS 5 – 7 of the Development Management Policies Development Plan Document (DPD) which set out the requirements in terms of flood risk, Sustainable Drainage Systems and the requirements for consultation with the Environment Agency.

ANY SIGNIFICANT BENEFITS?

The site is considered a suitable location for residential development as a result of its Flood Zone 1 Classification. A Flood Risk Assessment (FRA) will be required to accompany any application site over 1ha.

Core Principle 8 requires proposals to incorporate Sustainable Urban Drainable Systems (SUDS), including dry channels within paths and planted dray swales. Sub Area 4 of the SPD identifies that Downshire Fields would be a suitable location for SUDS measures.

ANY SIGNIFICANT PROBLEMS?

Depending on the industries that are developed, there may be an increased risk of accidental pollution. Diffuse pollution from increased car usage, such as oil and petrol spillage, would be a risk so care should be taken to ensure that the existing pollution interceptors built into the highway network to ensure increased levels of pollution do not increase the discharge of contaminants into the local waterways.

HOW CAN ANY PROBLEMS BE MINIMISED?

Where SUDS may not be viable, increased emphasis should be placed on reducing peak run off rates as much as possible by utilising techniques such as rainwater attenuation.

HOW CAN THE PLAN BE MADE MORE SUSTAINABLE?

The SPD could clarify;

- Whether industries with a high potential for pollution, be it accidental or diffuse, should be permitted;
- Require major developments (e.g. those requiring EIA) to prepare Water Cycle Studies;
- Whether green/brown roofs are acceptable and promoted.

Potential effect on flood risk	++
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OBJECTIVE 9 - ENCOURAGE THE USE OF RENEWABLES IN ORDER TO MITIGATE CLIMATE CHANGE

WHAT MIGHT BE AFFECTED?

It would be hypothetical to specify exactly what may be affected by climate change. Current projections for the UK suggest that in addition to the temperature increases and changes in rainfall with wetter winters with more storms and longer, drier and hotter summers, there is likely to be more flooding as dry soils are unable to absorb the heavier downpours.

The development area is in a densely urbanised area in which London's heat island effect would be significant. During anticyclonic conditions temperatures could be as much as 5°C hotter than the surrounding countryside. Climate change is also expected to affect material assets that are not adapted to climate change and may have direct impacts on human health.

ANY SIGNIFICANT BENEFITS?

The SPD offers the opportunity to install renewable energy systems in accordance with the NPPF and the London Plan and the local development plan context. In particular, development would be expected to be in accordance with Development Management Policy DMS3 which requires that major development should be accompanied by an Energy Assessment stating how Core Strategy Policy IS2 and London Plan Policy 5.2 will be addressed. These policies don't specifically request a level of energy generation to be provided by renewables, or give a specific type of renewable energy to be used, however combined cooling, heating and power (CHP) and other forms of decentralised energy are preferred.

ANY SIGNIFICANT PROBLEMS?

Overall, the SFR SPD is expected to lead to a reduction in CO₂ emissions per capita, so there are no significant problems.

HOW CAN ANY PROBLEMS BE MINIMISED?

No mitigation measures are necessary.

HOW CAN THE PLAN BE MADE MORE SUSTAINABLE?

The SPD could emphasise the value of Site-wide energy design solutions to take advantage of the economies of scale resulting from larger schemes and the potential to site any renewable energy plant at the most appropriate and beneficial location within the site.

Potential effect on climate change	++
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OBJECTIVE 10 ENSURE PEOPLE HAVE ACCESS TO SUITABLE HOUSING

WHAT MIGHT BE AFFECTED?

Existing residents on the site may be affected by the local change in population. The delivery of new housing is also essential for WBC to meet the Wandsworth Second Proposed Submission Version Core Strategy (March 2015) and The London Plan: Consolidated with Alterations since 2011 (March 2015) targets. In particular, Policy IS 5, which seeks to achieve a mix of housing including affordable housing. The policy sets out the approach to delivering affordable housing in the borough and the targets for the minimum level of affordable homes to be provided between 2015/16 and 2029/30.

ANY SIGNIFICANT BENEFITS?

The primary purpose of the SPD is deliver new housing in an area currently affected by outdated and unsuitable housing stock. The SPD seeks to replace approximately 309 existing houses with new, high quality housing. In addition, up to 200 new homes, including apartments, maisonettes and houses will be created. Whilst no particular target for a percentage of affordable homes is set, the SPD seeks to secure the maximum proportion of affordable housing available, with not net loss of affordable housing. A net increase of 250 student units is also provided for, taking into account the need to replace existing student housing at Mount Clare.

New housing is expected to meet high standards of sustainability including:

- Achieving a minimum Code for Sustainable Homes (CfSH) Level 4;
- Meeting and exceeding the baseline and good practice standards for residential quality set within the London Plan Housing SPG;
- Building all new homes to Lifetime Homes standards; and
- Ensuring that at least 10% of new homes are wheelchair accessible (or easily adaptable to).

A package of rehousing commitments has been extensive consulted upon by WBC with residents. These measures will ensure that irrespective of tenure type, residents do not stand to lose out.

ANY SIGNIFICANT PROBLEMS?

There is a risk that due to viability constraints, low levels of affordable housing are delivered in a deprived area.

HOW CAN ANY PROBLEMS BE MINIMISED?

No mitigation measures are necessary.

HOW CAN THE PLAN BE MADE MORE SUSTAINABLE?

It is recommended that consideration be given to including a minimum acceptable level of affordable housing.

Potential effect on housing	++
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OBJECTIVE 11 ENSURE PEOPLE HAVE ACCESS TO ESSENTIAL COMMUNITY FACILITIES AND SERVICES

WHAT MIGHT BE AFFECTED?

Existing and future residents of the Site and residents in the local area that use the facilities on the Site would be affected by changes to the provision of community facilities. Roehampton Local Centre has a number of units containing shops, cafes, services, a post office and a library. Portswood Place has a number of shopping units, however these are currently underutilised. Table 5.2 identifies the local community facilities.

Table 5.2 Community Facilities within the Site Boundary

FACILITY	NAME
GP Practices	The Alton Practice
	Danebury Avenue Surgery
Health	Roehampton Sports Centre
Dentists	Hamid Ghods
Chemists	Care Chemist
	Co-operative Chemist
Opticians	Focal Point
Hospitals	Huntercombe Hospital
Food stores	Londis
	Co-operative
	Premier
Schools	
	Eastwood Nursery School
	The Alton Primary School
	Ibstock Place School

ANY SIGNIFICANT BENEFITS?

The SPD has two key areas of focus with regards to improving community facilities and services and new housing close to existing facilities.

Firstly, the SPD seeks to ensure that any development coming forward both supports the existing infrastructure on the Site and makes provision for new facilities. With regards to supporting existing community facilities, the SPD identifies the need for enhancements to the Sports and Fitness Centre in Roehampton Local Centre and the Methodist Church in Portswood. With regards to the provision of new facilities, the SPD seeks provision for:

- A new library facility in Roehampton Local Centre;
- A new arts facility in Roehampton Local Centre;
- New community services including health, youth, and housing and police services in Roehampton Local Centre;
- A new community building at Portswood Place containing co-located community facilities, including the nursery and family services relocated from Roehampton Lane, additional health

facilities, space for community organisations, workshops and enterprise space, and local retail; and

- A new community pavilion to replace the Minstead Gardens senior citizens club.

Secondly, the SPD seeks to improve the quality of the service offering in Roehampton Local Centre and Portswood Place. This will be achieved through the overall regeneration of the Site, improving accessibility, safety and attractiveness and in turn ensuring that they become active areas.

In addition, a further 5,000sqm of A1-A5 will be created, of which approximately 1,900sqm will be replacement floorspace. This floorspace is expected to include:

- A convenience store in Roehampton Local Centre of sufficient size to meet daily shopping needs) with associated car parking and visibility from Danebury Avenue;
- New smaller units in Roehampton Local Centre; and
- Replacement small units for retail and other appropriate town centre uses in Portswood Place Important Local Parade.

With regards to local schools, the 3 primary schools identified in Table 4.2 have a net deficit in capacity of -22 places for The Alton School and -258 for Ibstock Place School. The SPD will ensure that sufficient school places are available for the net increase in school age children on the Site that would result from the net increase in housing numbers. This will be achieved by reviewing the net increase in children as developments come forward and seeking a Section 106 contribution to education where necessary.

ANY SIGNIFICANT PROBLEMS?

There is currently a deficit in local school places.

HOW CAN ANY PROBLEMS BE MINIMISED?

Section 106 contributions from developers may be necessary to ensure sufficient school capacity is provided.

HOW CAN THE PLAN BE MADE MORE SUSTAINABLE?

No enhancement measures have been identified.

Potential effect on community facilities and services	++
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OBJECTIVE 12 - REDUCE THE NEED TO TRAVEL

WHAT MIGHT BE AFFECTED?

Reducing the need to travel would primarily affect current and future residents of the Site.

ANY SIGNIFICANT BENEFITS?

The SPD is somewhat restricted in its ability to reduce the need to travel as its location is fixed. Nonetheless, the SPD does have the capacity to improve the facilities and amenities currently available on site. These are discussed in full under objective 11; in summary they are:

- A new library;

- A new arts facility;
- New community facilities; and
- A net gain of 3,100sqm of A1-A5 Use Class facilities.

The provision of these facilities together with a significant improvement in the overall attractiveness and activity levels of the Site would be expected to reduce residents desire to travel off site. In addition, new jobs opportunities would be created on site as a result of an additional 400sqm of Use Class B1 employment floorspace. New housing would be provided in accordance with these new facilities and jobs. The new student accommodation would also mean that more students could live close to the University of Roehampton.

ANY SIGNIFICANT PROBLEMS?

There is a risk that the net increase in population would outstrip the additional floorspace. The net gain of 3,100sqm of A1-A5 floorspace would be expected to yield approximately 163 jobs, the additional 400sqm of B1 space a further 33 and the 5,500sqm of D1 approximately 152, giving a total of up to 348 new jobs². In the absence of a full accommodation schedule it is not possible to calculate the population increase that would result from the additional 500 new homes (excluding student accommodation) using the Wandsworth Population Yield calculator, however estimates using an indicative accommodation schedule indicates that the working age population (20-59 years old for the purposes of the calculator) would be approximately 800 people. As such, there is the potential for a significant increase in the off-site trip generation for employment.

HOW CAN ANY PROBLEMS BE MINIMISED?

Consideration should be given to measures to encourage working from home/on site, for example flexible floorspace, ensuring high speed internet connection are available and creating dwellings suitable for working from home.

HOW CAN THE PLAN BE MADE MORE SUSTAINABLE?

Consideration should be given to providing more employment floorspace on site.

Potential effect on the need to travel	+
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OBJECTIVE 13 - ENSURE PEOPLE HAVE ACCESS TO SUITABLE EMPLOYMENT OPPORTUNITIES

WHAT MIGHT BE AFFECTED?

There is a high level of unemployment in within the site, with only 38% of residents in employment compared to a borough-wide average of 71%. There are a number of existing businesses on site, however as a number of the business units remain shuttered throughout the day it is understood that the existing employment floor space is not fully occupied.

² Homes and Communities Agency (2010) *Employment Densities Guide, 2nd Edition*

ANY SIGNIFICANT BENEFITS?

During the construction phase of any development, a significant number of construction jobs would be created, a proportion of which would go to residents either currently living on the site or within the wider borough area.

The SPD will improve the attractiveness of the current employment offering on site through improvements to the urban fabric, increasing attractiveness and activity levels and in turn maximising use of the existing floor space. In addition, new employment floorspace will be created leading to up to 348 new jobs being created.

Improvements to the accessibility of the site and public transport connectivity will improve the ease with which existing residents can travel to employment opportunities off-site.

ANY SIGNIFICANT PROBLEMS?

As discussed under objective 12, there is a risk that the increase in job opportunities will be outweighed by the increase in working age population.

HOW CAN ANY PROBLEMS BE MINIMISED?

Consideration should be given to measures to encourage working from home/on site, for example flexible floorspace, ensuring high speed internet connection are available and creating dwellings suitable for working from home.

HOW CAN THE PLAN BE MADE MORE SUSTAINABLE?

Consideration should be given to providing more employment floorspace on site.

Potential effect on employment opportunities	++
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OBJECTIVE 14 – IMPROVE PUBLIC HEALTH

WHAT MIGHT BE AFFECTED?

The existing and future residents of the Site may be affected. There is also the potential for effects on the two existing GPs in the local area namely The Alton Practice and Danebury Avenue Surgery. Furthermore, the Queen Mary's Community Hospital is in the local area. There are no dentists within the Site or local area.

The Site is within Roehampton and Putney Heath Ward, which is generally in good health compared to the wider Wandsworth borough and London as-a-whole. When asked to describe general health, 33.8% of residents within Roehampton and Putney Heath ward said that they were in Good Health, a figure that is better than the borough and London average, however 4.4% of residents said they were in Bad Health, which is 1.6% higher than the borough average and 0.7% higher than the London average.

ANY SIGNIFICANT BENEFITS?

The SPD will provide for additional primary healthcare space on site. Whilst existing GP in the local area are accepting new patients, the new floorspace will help to ease the pressure on existing services.

New exercise space will be created including:

- Improvements to the setting of the existing Sport and Fitness Centre in Roehampton Local Centre;
- Incorporating new public outdoor sports and play facilities within Downshire Fields;
- Provision of new children's play facilities (10 sqm of new play space per child) in Roehampton Local Centre, the Danebury Avenue Housing area and in Downshire Fields; and
- Providing new opportunities for contact with nature.

The SPD also proposes a better environment for walkers and cyclists, promoting healthy lifestyles.

ANY SIGNIFICANT PROBLEMS

It is not possible in advance of a specific planning application to determine the additional primary healthcare requirements of the additional population. Core Principle 4.3C requires an assessment of healthcare requirements generated by proposed development to support planning applications.

HOW CAN ANY PROBLEMS BE MINIMISED?

No mitigation measures have been identified.

HOW CAN THE PLAN BE MADE MORE SUSTAINABLE?

It is recommended that the Core Principles identify the desirability of a dental surgery onsite.

Potential effect on public health	+
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OBJECTIVE 15 REDUCE CRIME AND FEAR OF CRIME

WHAT MIGHT BE AFFECTED?

The SPD is likely to affect the quality of life for existing residents on Site. There is a particularly high rate of 'violence against the person' and 'criminal damage incidents' in the Roehampton ward, compared with Wandsworth Borough as a whole with rates significantly above those for the rest of Wandsworth Borough (please refer to paragraph 2.9 of the SPD).

ANY SIGNIFICANT BENEFITS?

The measures proposed to enhance connectivity to and through the site, including improved pedestrian crossings and a new green pedestrian and cyclist route will help to ensure the safety vulnerable road users within the area. The provision of safe play areas for children is also welcome.

The SPD identifies a number of the current design flaws inherited from the original design and layout of the Site. Fundamental design flaws have created an abundance of dark and insecure settings, including non-overlooked alleys and external stairwells, which are conducive to anti-social behaviour such as drug dealing, street drinking and vandalism.

The SPD seeks to address the inherent issue of crime and low levels of safety with significant upgrades to the urban fabric of the Site, with buildings designed to the highest standards, public spaces and pedestrian links improved and poor quality buildings removed.

ANY SIGNIFICANT PROBLEMS

There is a risk that crime may persist as a problem despite steps taken to reduce it.

HOW CAN ANY PROBLEMS BE MINIMISED?

The SPD already takes a number of steps to ensure that safety and security on the site is improved.

HOW CAN THE PLAN BE MADE MORE SUSTAINABLE?

Given the high levels of violent crime on site, it is recommended that a comprehensive strategy to improving safety be drawn together in consultation with the local police Architectural Liaison Officer and for site-wide implementation. It is also recommended that the SPD require developments to be designed in accordance with the principles of Secured by Design.

Potential effect on crime and fear of crime	+
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OBJECTIVE 16 - REDUCE POVERTY, SOCIAL EXCLUSION AND HEALTH INEQUALITIES

WHAT MIGHT BE AFFECTED?

The SPD area has a relatively high level of deprivation, with 72% of households considered to be deprived. Levels of education and qualifications are low, particularly when taking into account the positive effects the local student population has. Levels of health in Putney Heath Ward are in good health compared to the wider Wandsworth borough and London as-a-whole.

ANY SIGNIFICANT BENEFITS?

The Core Principles of the SPD, when taken as whole, are designed to regenerate the SPD area, increasing employment, increasing access to healthcare and increasing access to community facilities.

The SPD aims to provide for a mix of homes including flats, apartments and houses, including family homes. The maximum viable level of affordable housing will be sought. Improvements to public transport on site will increase the accessibility to off-site employment opportunities.

The SPD also provides new job opportunities on site as a part of both the construction and operational phases.

ANY SIGNIFICANT PROBLEMS

No significant problems have been identified.

HOW CAN ANY PROBLEMS BE MINIMISED?

No mitigation measures are considered necessary.

HOW CAN THE PLAN BE MADE MORE SUSTAINABLE?

No enhancements have been identified

Potential effect on poverty, social exclusion and health inequalities	++
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OBJECTIVE 17 - ENCOURAGE THE GROWTH OF SUSTAINABLE TRANSPORT

WHAT MIGHT BE AFFECTED

The Site currently has a low to medium level of public transport accessibility, measures on the Public Transport Accessibility Level (PTAL) scale as ranging from 1B to 3. The site is within an approximately 20 minute walk of Barnes Station which is served by South West trains with direct connections to Clapham Junction, London Waterloo, Weybridge, Richmond and Kingston. Buses provide access to neighbouring town centres including Putney, Wandsworth and Richmond. Buses also provide connections into the wider public transport network, including links into Hammersmith and central London.

The nearest underground station is East Putney which is an approximately 40 minute bus ride and is serviced by the District Line, with connections to Wimbledon, Hammersmith, Edgware Road, Westminster and Whitechapel.

Roehampton has excellent access to the primary and strategic road network through Roehampton Lane which provides direct connections to the South Circular and the A3. However the area does suffer from congestion at peak hours.

ANY SIGNIFICANT BENEFITS?

In light of the excellent overground rail connections from Roehampton, the SPD seeks to improve public transport connections. Potential public transport connection improvements include:

- An increase in the frequency of buses on existing route, including the 72 on Roehampton Lane;
- The provision of a new route passing through the heart of the area – this may be achieved through the extension of the existing K3 service;
- Improving the connection to Barnes Station along Roehampton Lane through better signing, road markings and the addition of cycle lanes.

The environment for cyclists and pedestrians will also be substantially improved, potentially contributing to a reduction in the level of usage of the private car.

ANY SIGNIFICANT PROBLEMS

Despite the proposed improvements, there is a risk that, given access to the highway network, a large proportion of residents will favour transport by private car.

HOW CAN ANY PROBLEMS BE MINIMISED?

Travel Plan and Transport Assessments would be submitted with applications as they come forward.

HOW CAN THE PLAN BE MADE MORE SUSTAINABLE?

Consideration should be given to promoting car sharing and / or setting up an online car pool database.

The SPD could include a requirement for electric car charging points.

Potential effect on sustainable transport	++
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OBJECTIVE 18 - PROMOTE AND ENCOURAGE ECONOMIC INVESTMENT

WHAT MIGHT BE AFFECTED

Generating new economic investment could benefit both local residents and businesses and residents and businesses in the wider borough.

ANY SIGNIFICANT BENEFITS?

The SPD contributes to this objective through the provision of new employment floorspace combined with substantial improvements to the attractiveness of the local area. Taken together, they will attract new business to the local area providing a welcome investment boost. However it should be remembered that the primary objective of the SPD is housing delivery as opposed to enhancing the economy.

ANY SIGNIFICANT PROBLEMS

No significant problems have been identified.

HOW CAN ANY PROBLEMS BE MINIMISED?

No mitigation measures are considered necessary.

HOW CAN THE PLAN BE MADE MORE SUSTAINABLE?

No enhancement measures have been identified.

Potential effect on economic investment	++
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OBJECTIVE 19 - ENSURE EQUALITY FOR EVERYONE REGARDLESS OF DISABILITY, AGE, RACE/ETHNICITY, AGE, SEXUALITY, RELIGION OR BELIEF

WHAT MIGHT BE AFFECTED

Current and future residents of the Site may be affected.

ANY SIGNIFICANT BENEFITS?

Wandsworth is a diverse borough and the approach to creating a mixed use community at Roehampton reflects this. Community facilities and amenities will be provided on or near to the Site with local access to stores. The SPD gives consideration to the need for a range of facilities to meet all needs.

The area will provide for multi-modal travel across London's public transport network, with access improved to local rail stations. Convenience shops will be available on foot.

Housing will be built to incorporate the Lifetimes Homes standard and at least 10% will be wheelchair accessible and will include affordable housing of a range of sizes and tenures.

ANY SIGNIFICANT PROBLEMS

No significant problems have been identified.

HOW CAN ANY PROBLEMS BE MINIMISED?

No mitigation measures are considered necessary.

HOW CAN THE PLAN BE MADE MORE SUSTAINABLE?

No enhancement measures have been identified.

Potential effect on equality	++
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5.2 SA OF THE SUB-AREAS

This section of the SA focuses principally on the spatial effects of the SPD. Issues that are addressed site-wide through the Core Principles, such as energy generation and waste, have been assessed in Section 4.1 and are not assessed again here.

WHAT MIGHT BE AFFECTED WITHIN THE SUB-AREAS?

The sustainability issues of Wandsworth Borough have been identified in relation to the sub-areas, and the potential impacts of the sub-area guidance. The key issues to consider are as follows:

- The majority of the SPD site is within Alton Conservation Area, which requires a focus on preserving and enhancing the special architectural or historic interest of the character and appearance of the Alton area;
- A number of listed buildings are present within the site, including Mount Clare (Grade I). This gives emphasis on the importance of cultural heritage within the area, giving reason to the conservation status;
- Air quality within the borough does not achieve annual and hourly mean targets of NO₂ which is likely linked to traffic congestion. The whole of Wandsworth is designated as an AQMA;
- There is a poor quality urban environment, as caused by ageing housing stock and lack of facilities;
- The overall site has moderate/good access to public transport; and
- The qualification levels of the residents in the Alton area are below the average for Wandsworth.

SUB-AREA 1 – ROEHAMPTON LOCAL CENTRE

WHAT MIGHT BE AFFECTED?

A key issue in relation to sub-area 1 is Manresa House, which is a listed building situated south of the Roehampton Local Centre.

ANY SIGNIFICANT BENEFITS?

The key principles detailed within this sub-area guidance mainly relate to the regeneration of existing centres and urban areas, improving access and connections and ensuring a high quality of landscape and outdoor recreation. The improvements to existing facilities and addition of new facilities, including a new library and enhancements to the extant sports and Fitness Centre, would be expected to have the following benefits:

- Reduce the need to travel (through improving a range of facilities);
- Protect and improve public health (through improvements to streets, public realm and crossings);
- Ensure people have access to essential community facilities and services;
- Ensure people have access to suitable employment opportunities (input of students to work in new shops and services);
- Ensure people have access to suitable housing; and
- Protect built heritage of the borough.

ANY SIGNIFICANT PROBLEMS?

There is a proposed increase of 250-270 homes through replacement and generation of new homes, as well as up to 400 new student units. This will see a potential increase of up to 650-670 new homes and units. This addition to the population within the sub-area will increase usage of the existing facilities and potentially increase car usage, which would impact upon traffic emissions and air quality. These are key sustainability issues within the borough, however as the proposed population input in this sub-region comprises predominantly local students who are not likely to own a car, this potential effect is not likely to be significant. This is combination with sub-area guidance, which seeks to improve the pedestrian environment within and through the area, should reduce the need for students to use cars within the area.

HOW CAN ANY PROBLEMS BE MINIMISED?

Improving access and connections within the pedestrian environment within all sub-areas is already built into the plan. This will help to mitigate the proposed increase in population, by encouraging new and existing residents in the area to opt for sustainable transport methods such as walking and cycling instead of contributing to vehicle traffic.

HOW CAN THE PLAN BE MADE MORE SUSTAINABLE?

The approach of the sub-area guidance is considered suitable and no further recommendations are made.

Potential effect on Sub-Area 1: Roehampton Local Centre	++
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SUB-AREA 2 – PORTSWOOD PLACE IMPORTANT LOCAL PARADE

WHAT MIGHT BE AFFECTED?

The key issues to consider in relation to sub-area 2 are Richmond Park Special Protection Area (SPA) and Special Area of Conservation (SAC), which is in close proximity to the sub area. There are also a number of Grade II* and II listed buildings in close proximity.

ANY SIGNIFICANT BENEFITS?

The key principles detailed within this sub-area guidance relate to protecting and respecting the heritage of the area and regenerating the urban area. The improvements to existing facilities and the creation of new facilities, including a new community building and new shops and services, would be expected to have the following benefits:

- Protect the built heritage of the borough (Danebury Avenue maintained, improvement of Minstead bungalows, focus on development under 3 storeys and improvement of heritage settings);
- Ensure people have access to suitable housing (60-70 new and improved mixed homes);
- Ensure people have access to essential community facilities and services (improvement of facilities which are to be support by local retail and services);
- Reduce the need to travel (through improving a range of facilities);
- Ensure people have access to suitable employment opportunities (new employment facilities, retail and services);
- Protect and improve public health (primary health care services to be extended with linked exercise suite);
- Reduce poverty, social exclusion and health inequalities (mix housing);
- Encourage the growth of sustainable transport (new pedestrian routes and connections); and
- Promote and encourage economic investment (new and improved community and employment facilities).

The retention and refurbishment of the Grade II listed bungalows on Minstead Gardens, provides appropriate protection of the boroughs built heritage whilst ensuring the utilisation of land take to provide a higher quality residential area. The masterplan process identified a 1.3 metre extension of the bungalows would enable the transformation into good quality 1-bed units.

ANY SIGNIFICANT PROBLEMS?

To enhance the heritage assets and the setting of these within the sub-area, tree management, alteration of the layout of Minstead Gardens and the relocation of bus turnaround and stops has been proposed. The outcome of these works is to provide direct views and pedestrian connections to Mount Clare from Downshire Fields. These improvements will improve the visual landscape and heritage setting of the sub-area; however consideration should be given to the arboricultural environment. As such, assessments of the arboriculture should be undertaken to the following standard:

- BS 5837:2012 Trees in relation to design, demolition and construction

This will ensure the creation of an appropriate tree constraints plan, which takes account of Tree Preservation Orders (TPOs) and tree quality, to allow the identification of appropriate mitigation where necessary, in relation to the view clearance.

HOW CAN ANY PROBLEMS BE MINIMISED?

It is recommended that appropriate aboricultural assessments are undertaken in the sub-area to BS 5837:2012 standards.

HOW CAN THE PLAN BE MADE MORE SUSTAINABLE?

The approach of the sub-area guidance is considered suitable and no further recommendations are made.

Potential effect on Sub-Area 2: Portswood Place Important local parade	++
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SUB-AREA 3 – DANEBURY AVENUE HOUSING

WHAT MIGHT BE AFFECTED?

The key issues to consider in relation to sub-area 3 in particular the settings of the local conservation areas and the listed buildings nearby.

ANY SIGNIFICANT BENEFITS?

The key principles detailed within this sub-area guidance, mainly relate to protecting and respecting the areas heritage. They also relate to urban regeneration, with the inclusion of high quality landscape with improved access and connections. The provision of new homes and landscaping enhancements would be expected to have the following benefits:

- Ensure people have access to suitable housing (375-400 high quality new housing to be provided, as well as the replacement of existing poor quality accommodation);
- Protect the built heritage of the borough (heritage and settings to be conserved and enhanced);
- Avoid loss of greenfield sites (supports developments that make efficient use of land);
- Protect and enhance the natural environment and biodiversity of the borough (retention of mature trees and important tree corridor);
- Ensure people have access to essential community facilities and services (provision for children's play); and
- Encourage the growth of sustainable transport (improvements to streetscape and pedestrian environment. Including the creation of new routes).

ANY SIGNIFICANT PROBLEMS?

The sub-area guidance mainly relates to residential development with the opportunity for more intensive housing. It is expected that this sub-area will provide approximately 375-400 new homes, with the authority focusing on high quality housing with appropriate architecture. This initially appears to present a risk to the sustainability issues concerning social exclusion, suitability of new housing, and a risk to the heritage settings. However, these concerns have been addressed in the subsequent key principles; in which WBC proposes to provide a balanced mix of housing type and tenure as a result of an assessment of local needs. The development will also be designed to ensure it provides an appropriate and high quality response to the conservation areas and nearby heritage assets and their settings, with the replacement of existing poor quality accommodation to achieve this.

HOW CAN ANY PROBLEMS BE MINIMISED?

The potential issues relating to the proposed intensive housing have been addressed within other principles of the SPD; the remaining concern relates to the authority expecting to provide a balanced mix of housing.

HOW CAN THE PLAN BE MADE MORE SUSTAINABLE?

The approach to the sub-area guidance is considered suitable and no further recommendations are made. The guidance for sub-area 3 is seen to have an overall minor positive outcome; this is due to the focus on more intensive housing within the area which limits the opportunity to fulfil a wider range of sustainability objectives.

Potential effect on Sub-area 3 – Danebury Avenue Housing	++
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SUB-AREA 4 – CENTRAL LANDSCAPE

WHAT MIGHT BE AFFECTED?

The key issues to consider in relation to sub-area 4 are the Georgian landscape, the settings of the conservation areas and the Listed Buildings nearby.

ANY SIGNIFICANT BENEFITS?

The key principles detailed within this sub-area guidance address a range of sustainability principles, but have particular focus on protecting and enhancing the areas biodiversity through regeneration of the outdoor landscape whilst ensuring the protection of the surrounding heritage. The improvements to the landscape and the additional play and recreation facilities would be expected to have the following benefits:

- Protect the built heritage of the borough (visually connecting Mount Clare and Downshire House, layouts to enhance Georgian Landscape);
- Avoid loss of greenfield sites (a range of gardens to be maintained and created);
- Protect and enhance the natural environment and the biodiversity of the borough (wild flower buffer zones to be created and sensitive tree management);
- Minimising flood risk in the borough and elsewhere and promote the use of SUDs (channels, swales and new tree planting incorporated into the public realm);
- Ensure people have access to essential community facilities and services (upgrading Downshire Fields to incorporate community events, play and recreations);
- Reduce the need to travel (through improving a range of facilities);
- Protect and improve public health (high quality outdoor environment promoting healthy lifestyle);
- Encourage the growth of sustainable transport (pedestrian and cycling circuit around the Downshire Fields) ;
- Promote and encourage economic investment (upgrading the sub-area with event lawn and amphitheatre).

ANY SIGNIFICANT PROBLEMS?

No significant problems have been identified.

HOW CAN ANY PROBLEMS BE MINIMISED?

No mitigation measures have been identified.

HOW CAN THE PLAN BE MADE MORE SUSTAINABLE?

The approach to the sub-area guidance is considered suitable, however there is opportunity to enhance the sub-area guidance. As outlined in Section 4.1.1, Richmond Park and Wimbledon Common are designated for stag beetles and scarce invertebrate species. Action 3 of the UK Biodiversity Action Plan for stag beetles states the requirement to conserve veteran trees to benefit the species. Although this action mainly relates to the countryside environment, it could be seen as appropriate to apply this action within the sub-area given the close proximity to a stag beetle habitat. Further to this recommendation stag beetles have a preference for damp decaying timber and other decaying plant matter including composts, the inclusion of this within the proposed wild flower habitat would be seen as beneficial.

Potential effect on Sub-area 4 – Central Landscape	++
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5.3 SECONDARY, CUMULATIVE AND SYNERGISTIC EFFECTS

Many sustainability problems result from the accumulation of multiple small and often indirect effects, rather than a few large and obvious ones.

Appendix 8 of the Practical Guide to the SEA Directive provides guidance on the assessment of such effects and regard has been had to this in undertaking the work. The work is reported separately for transparency but consideration has been given to the potential for such effects throughout the assessment. All of the effects associated with the Action Plan are considered to be indirect (or secondary) because of the nature of the actions.

The Practical Guide to the SEA Directive defines the three terms as follows:

Secondary effects or indirect effects are effects that are not a direct result of the plan, but occur away from the original effect or as a result of a complex pathway. Examples of secondary effects are a development that changes a water table and thus affects the ecology of a nearby wetland; and construction of one project that facilitates or attracts other developments.

Cumulative effects arise, for instance, where several developments each have insignificant effects but together have a significant effect; or where several individual effects of the plan (e.g. noise, dust and visual) have a combined effect.

Synergistic effects interact to produce a total effect greater than the sum of the individual effects. Synergistic effects often happen as habitats, resources or human communities get close to capacity. For instance a wildlife habitat can become progressively fragmented with limited effects on a particular species until the last fragmentation makes the areas too small to support the species at all.

The potential for secondary, cumulative and synergistic effects is considered in Table 5.3. The assessment considers the effect of both the core principles and the sub area guidance. This is to ensure that any potential interactions between these two aspects of the SPD are identified.

Table 5.3 Secondary, cumulative and synergistic effects

SEA HEADLINE OBJECTIVE	POTENTIAL FOR SECONDARY, CUMULATIVE AND SYNERGISTIC EFFECTS
1. Protect the built heritage of the borough	The SPD has the potential for a cumulative benefit on the setting of historic assets within the area.

SEA HEADLINE OBJECTIVE	POTENTIAL FOR SECONDARY, CUMULATIVE AND SYNERGISTIC EFFECTS
2. Avoid loss of greenfield sites	No additional effects identified.
3. Protect and enhance the natural environment and the biodiversity of the borough	It is expected that the management measures would have a cumulative positive effect on biodiversity through the creation and enhancement of habitats associated with schemes to manage flood risk, taking into account the safeguards present at the project stage.
4. Minimise the production of waste and encourage recycling	No additional effects identified.
5. Maintain and improve air quality	Measure to promote walking and cycling and reduce the need to travel would be expected to have a cumulative benefit in reducing air quality emissions.
6. Conserve energy and resources	No additional effects identified.
7. Reduce the impact of noise	No additional effects identified.
8. Minimise flood risk in the borough and elsewhere and promote the use of SUDS	No additional effects identified.
9. Encourage the use of renewables in order to mitigate climate change	No additional effects identified.
10. Ensure people have access to suitable housing	The SPD would be expected to have a borough wide cumulative effect, acting together with other designated residential sites to ensure housing supply.
11. Ensure people have access to essential community facilities and services	No additional effects identified.
12. Reduce the need to travel	A number of measures are put forward within the SPD that would act together to reduce the need to travel, for example placing community facilities, new homes and employment floorspace in close proximity.
13. Ensure people have access to suitable employment opportunities	The provision of additional employment floorspace onsite combined with improved access to employment elsewhere would be expected to have a cumulative benefit.
14. Protect and improve public health	Better access to open space, improved walking and cycling opportunities improved housing and more job opportunities would act together to the overall benefit of health.
15. Reduce crime and fear of crime	No additional effects identified.
16. Reduce poverty, social exclusion and health inequalities	The provision of employment floorspace, affordable housing, new community facilities and improved housing would be expected to have a cumulative benefit.
17. Encourage the growth of sustainable transport	No additional effects identified.
18. Promote and encourage economic investment	No additional effects identified.
19. Ensure equality for everyone regardless of disability, age, race/ethnicity, age, sexuality, religion or belief	No additional effects identified.

5.4 ALTERNATIVES

During the masterplan stage, three main opportunities were consulted upon, with each taking a progressively more ambitious approach to the level of change required to deliver the option. There were 3 potential options for each, with Option 1 being the least progressive and Option 3 being the most progressive. The opportunities centred around:

1. A revitalised Danbury Avenue Town Centre;
2. A revitalised Park Centre at Portswood Place; and
3. Higher Quality Housing on Danebury Avenue Linked to Roehampton.

Each option was subject to extensive public consultation, with the feedback used to decide upon and refine the preferred option. In the case of Danbury Avenue Town Centre and Higher Quality Housing on Danebury Avenue, the third, most progressive option was taken forward as the preferred option. In the case of the Park Centre at Portswood Place, it was the second option that became the preferred option. This was because the third option included moving Alton Primary School, which was not popular with the public.

Presented here is an assessment of the main differences between the options for each opportunity

5.4.1 A REVITALISED DANBURY AVENUE TOWN CENTRE

Option three included the following key features that were not available in either Option 1 or 2:

- A 2-3 storey arts / venue / performance centre; and
- Cafes / restaurants on the village green.

These features would help to ensure access to community facilities and services, reduce social exclusion and reduce the need to travel. Therefore, these key benefits would have not been realised if option 3 hadn't been progressed. It should also be noted that option 1 was much more restricted in its approach, focussing primarily on refurbishing existing buildings and improving car parking. Therefore whilst beneficial to issues such as improving community facilities, it would have been less significant than providing newer, more substantial buildings.

5.4.2 A REVITALISED PARK CENTRE AT PORTSWOOD PLACE

Option 2 was taken forward as the preferred option. The key difference between option 2 and option 3 was that option 3 included the relocation of Alton Primary School. Whilst it is reasonable to assume that the replacement school would have been built to a higher standard than the extant school, the public consultation identified that this was not a popular choice. Therefore the potential gains to the quality of the school would have been outweighed by the negative effects on the local residents. Option 1 wouldn't have provided the health and sports centre to be provided under options 2 and 3, and therefore would have been significantly less beneficial to the health of local residents.

5.4.3 HIGHER QUALITY HOUSING ON DANEBURY AVENUE LINKED TO ROEHAMPTON

Option 3 was taken forward as the preferred option. The benefits of option 1 would have been relatively limited as it only included a new residential building and a new connection to Roehampton Lane, both of which were a part of options 2 and 3. Compared to option 2, option 3 contained additional new terraced housing and additional new pedestrian connections. Therefore option 3 would realise additional benefits for local housing and for the permeability and accessibility of the site.

Overall, it is considered that the options chosen represent the most beneficial opportunities that reflect public opinion.

6

IMPLEMENTATION AND MONITORING

6.1 IMPLEMENTATION AND PROPOSALS FOR MONITORING

The EU directive requires monitoring of the significant sustainability effects to identify unforeseen adverse effects and to be able to undertake appropriate remedial action. SA guidance states that SA monitoring should take an objectives and targets approach. It may be used to assess:

- The accuracy of predictions of sustainability affects;
- Whether the effects of the SPD are achieving or moving away from SA objectives;
- Whether mitigation measures are performing as well as expected; and
- Whether there are any adverse effects and if remedial action is desirable.

The 19 sustainability objectives used to undertake this appraisal are all related to, and measurable by, targets and indicators set out in the Authority Monitoring Report (AMR). Table 5.1 below sets out how the identified sustainability issues and objectives will be monitored through the use of 44 significant effect indicators in the AMR

Whilst this report outlines proposals for monitoring the significant effects of implementing the changes to policies on the sustainability objectives, it is acknowledged that this may be further revised in light of public and stakeholder consultation. Once the revised Local Plan has been adopted, impacts against these objectives will continue to be reported through the AMR and would inform any requirement for further review of the Local Plan.

Significant Effects Indicator	AMR Indicator Reference	Relevant SPD Core Principles
Protect the built heritage of the borough		
Number of heritage assets "at risk"	S 28	5
Number of heritage assets lost	S 29	5
Avoid loss of Greenfield sites		
Percentage of new build developments completed and/or granted planning permission on Brownfield land	S 14	4 and 6
Protect and enhance the natural environment and biodiversity of the borough		
Percentage of People Living in Open Space Deficiency Areas	S 54	4 and 6
Percentage of the Borough with Nature Conservation Deficiency	S 55	4 and 6
Condition of sites of Special Scientific Interest (SSSIs) as classified by Natural England.	S 57	4 and 6
Changes in areas and populations of biodiversity importance	S 56	4 and 6
Minimise the production of waste and encourage recycling		
Amount of Municipal Waste Arising and Managed by Management Type	CB 24	1
Location of sites for waste management'	IE 24	1
Maintain and improve air quality		

Significant Effects Indicator	AMR Indicator Reference	Relevant SPD Core Principles
Annual mean and number of days when air pollution (PM10 and NO2) exceeds acceptable levels.	S 11	1 and 7
Conserve energy and resources		
Percent reduction in carbon dioxide emissions achieved overall through on-site renewable energy generation and energy efficiency measures	S 17	1 and 8
Reduce the impact of noise		
Number of noise abatement notices served.	S 12	6
Minimise flood risk in the borough and elsewhere and promote the use of SUDS		
Percentage of New Dwellings Permitted Within 1 in 100 Year Flood Risk Zone	S 49	1 and 8
Number and percentage of developments completed and or granted planning permission with Sustainable Urban Drainage Systems	S 53	1 and 8
Encourage use of renewables in order to mitigate climate change		
Developments completed with renewable energy installations.	S 16	8
Ensure people have access to suitable housing		
Projected change in number of households	CB 09	1
House price earnings ratio	CB 30	1
No of under-occupied social rented homes "freed up" by new social rented units	H 06	1
Five year Supply of Deliverable Sites and Housing Trajectory	H 07	1
Type and size of dwelling completions by tenure (market/ intermediate/ social rented)	H 10	1
Number of family sized units lost through conversion to smaller units.	H 11	1
Housing quality - Building for Life 12 (BfL12) assessments	H 18	1 and 8
Number of dwellings that meet lifetime homes standard	H 19	1 and 8
Ensure people have access to essential community services and facilities		
Amount of community premises floorspace completed.'	CI 01	3
Amount of hospital and healthcare floorspace completed	CI 02	3
Percentage of People Living in Open Space Deficiency Areas	S 54	3
Reduce the need to travel		
Car / van ownership	CB 31	7

Significant Effects Indicator	AMR Indicator Reference	Relevant SPD Core Principles
Commuter Flows	CB 37	7
Ensure people have access to suitable employment opportunities		
Size of Businesses in Wandsworth and regeneration areas	CB 22	2, 3 and 7
Amount and percentage of floorspace (m2) available by type	IE 01	2, 3 and 7
Employment by employment category in Wandsworth and regeneration area	IE 02	2, 3 and 7
Percentage change in the number of VAT and PAYE registered businesses births and deaths in Wandsworth and regeneration areas'	IE 03	2, 3 and 7
Floorspace (m2) secured as flexible business floorspace B1a and B1b/c	IE 07	2, 3 and 7
Protect and improve public health		
Self assessment of health (% of residents) in Wandsworth and regeneration areas	CB 42	1, 3 6 and 8
Self assessment of Limiting Long Term Illness (LLTI) (% of people living in households) in Wandsworth and regeneration areas	CB 43	1, 3 6 and 8
Number of noise abatement notices served.	S 12	1 and 6
Reduce crime and fear of crime		
Instances of crime in Wandsworth and regeneration areas (Burglaries per 1,00 households & Violent crimes / vehicle crimes and robberies per 1,000 population)	CB 46	6
Reduce poverty, social exclusion and health inequalities		
Percentage of households receiving housing benefit / council tax benefit	CB 28	1, 2, 3 and 6
Household overcrowding (households with over 1.0 persons per room)	CB 44	1, 2, 3 and 6
Claimant Count (Unemployment) Rate in Wandsworth and regeneration area	IE 04	1, 2, 3 and 6
Indices of deprivation in Wandsworth and regeneration area	S 01	1, 2, 3 and 6
Unemployed residents in Super Output Areas with high ranking indices of deprivation	S 02	1, 2, 3 and 6
Teenage (Under 18) conception rates per 1,000 female population	S 10	1, 2, 3 and 6
Encourage the growth of sustainable transport		
Mode of transport to work	CB 33	7

Significant Effects Indicator	AMR Indicator Reference	Relevant SPD Core Principles
density of traffic	CB 34	7
Promote and encourage economic investment		
Employment by employment category in Wandsworth and regeneration area	IE 02	2 and 3
Amount and percentage of floorspace (m2) available by type	IE 01	2 and 3
Size of Businesses in Wandsworth and regeneration areas	CB 22	2 and 3
Floorspace (m2) secured as flexible business floorspace B1a and B1b/c	IE 07	2 and 3
Ensure equality for everyone regardless of disability, age, race/ethnicity, sexuality, religion or belief		
Employees by full-time/part -time and by Gender	CB 20	1, 2 and 3
Unemployment rate by ethnic group	CB 27	1, 2 and 3

7

SUMMARY AND NEXT STEPS

7.1 SUMMARY

The Roehampton SPD addresses the key sustainability challenges and opportunities that the area represent. These include high rates of crime, high levels of deprivation, ageing building stock and a relatively low level of accessibility to public transport. The role of the Roehampton SPD is to set out a clear vision for the regeneration of the area and be the basis for decision making on new development and the use of land. The challenge is to avoid repetition and duplication between the Core Strategy, Site Specific Allocations Document, Development Management Policies Document and London Plan but at the same time to ensure that the high level policies in the Core Strategy are better developed, where they need to be, in order to ensure that the Roehampton SPDs objectives are translated into development on the ground.

This review of the Roehampton SPD against the SA objectives suggests that it builds appropriately on WBC's Local Plan and the London Plan. Detailed recommendations relating to specific objectives have been identified as a part of the assessment process.

7.2 NEXT STEPS

This document will be submitted to the Statutory Consultees, advertised in public local newspapers, as well as being made available on the Council's website to view and download. This will enable relevant stakeholders to ensure that the Sustainability Appraisal Report is satisfactory and if not, comments will be addressed in later stages of the work.

For further information:

- View the Planning Policy webpages – www.wandsworth.gov.uk/planning/policy
- Telephone the Planning Policy Team on 020 8871 7420/6649/6650
- Email the Planning Policy Team atplanningpolicy@wandsworth.gov.uk; or
- Write to the Planning Policy Team at:
 - Planning Policy, Environment and Community Services, Wandsworth Council, Disraeli House, 90 Putney Bridge Road, Wandsworth, London, SW18 1HR.

The consultation for the report runs from the 7th April to the 24th May 2015. The comments on the Report will then be reviewed and, if necessary, elements of the report will be amended and incorporated in subsequent work. Comments will be taken into account in undertaking the later stages of the SA process.